

003.A

Map

0001

Block

0043.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 669,500 /

USE VALUE: 669,500 /

ASSESSed: 669,500 /

Total Card /

Total Parcel

669,500

669,500

669,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		EGERTON RD, ARLINGTON

OWNERSHIP

Owner 1:	KUNJAPPU MARY JOY
Owner 2:	PILO AMRIT EAPEN
Owner 3:	
Street 1:	43 EGERTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	DU PREEZ BEN DALE -
Owner 2:	DU PREEZ KATHERINE MCEVOY -
Street 1:	43 EGERTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 1220 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7349																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	666,400	3,100		669,500
Total Card	0.000	666,400	3,100		669,500
Total Parcel	0.000	666,400	3,100		669,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	548.77	/Parcel:	548.77

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	666,400	3100	.		669,500		Year end	12/23/2021
2021	102	FV	648,500	3100	.		651,600		Year End Roll	12/10/2020
2020	102	FV	639,600	3100	.		642,700	642,700	Year End Roll	12/18/2019
2019	102	FV	547,200	3100	.		550,300	550,300	Year End Roll	1/3/2019
2018	102	FV	487,300	3100	.		490,400	490,400	Year End Roll	12/20/2017
2017	102	FV	446,700	3100	.		449,800	449,800	Year End Roll	1/3/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DU PREEZ BEN DA	71542-507	1	8/29/2018		690,000	No	No		
LYONS SEAN,	65300-556		4/30/2015		469,000	No	No		
MEDEIROS JOSEPH	63027-50		12/8/2013	Change>Sale	603,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2019	1700	Heat App	5,161	C				
9/17/2019	1415	Redo Bas	35,000					
4/30/2018	528	Porch	3,050	C				
9/17/2014	1207	Heat App	8,000		9/17/2014			Install heat and A

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Measured	DGM	D Mann
2/9/2016	NEW CONDO	PC	PHIL C

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

